

CALENDAR ITEM

C29

A 1

02/20/15

S 1

PRC 5858.1

B. Terry

REVISION OF RENT

LESSEE:

Tahoe Sunnyside, a California Limited Partnership

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 1890 West Lake Boulevard, near Tahoe City, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing commercial marina with fueling facility, boat slips and 24 mooring buoys.

LEASE TERM:

40 years, beginning July 1, 1980.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that rent be revised from \$2,394 per year to \$3,578 per year, effective July 1, 2015.

OTHER PERTINENT INFORMATION:

1. On June 26, 1980, the Commission authorized a General Lease – Commercial Use to Sunnyside Sailing Center Company for operation of a commercial marina, ancillary service, and maintenance dredging, for a term of 40 years. An assignment of Lease to Tahoe Sunnyside, a California Limited Partnership was authorized by the Commission on January 23, 1986. An amendment of the lease was authorized by the Commission on May 5, 1992, for reconstruction of an existing rock crib pier and retention of a fuel pump. A second amendment of lease was authorized by the Commission on June 21, 1993, for reconstruction of an existing rock crib pier. A third amendment of lease was authorized by the Commission on January 29, 2009, for maintenance dredging. The lease will expire on June 30, 2020.

CALENDAR ITEM NO. **C29** (CONT'D)

2. Staff has conducted the rent review called for in the lease and recommends the revision of rent.
3. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

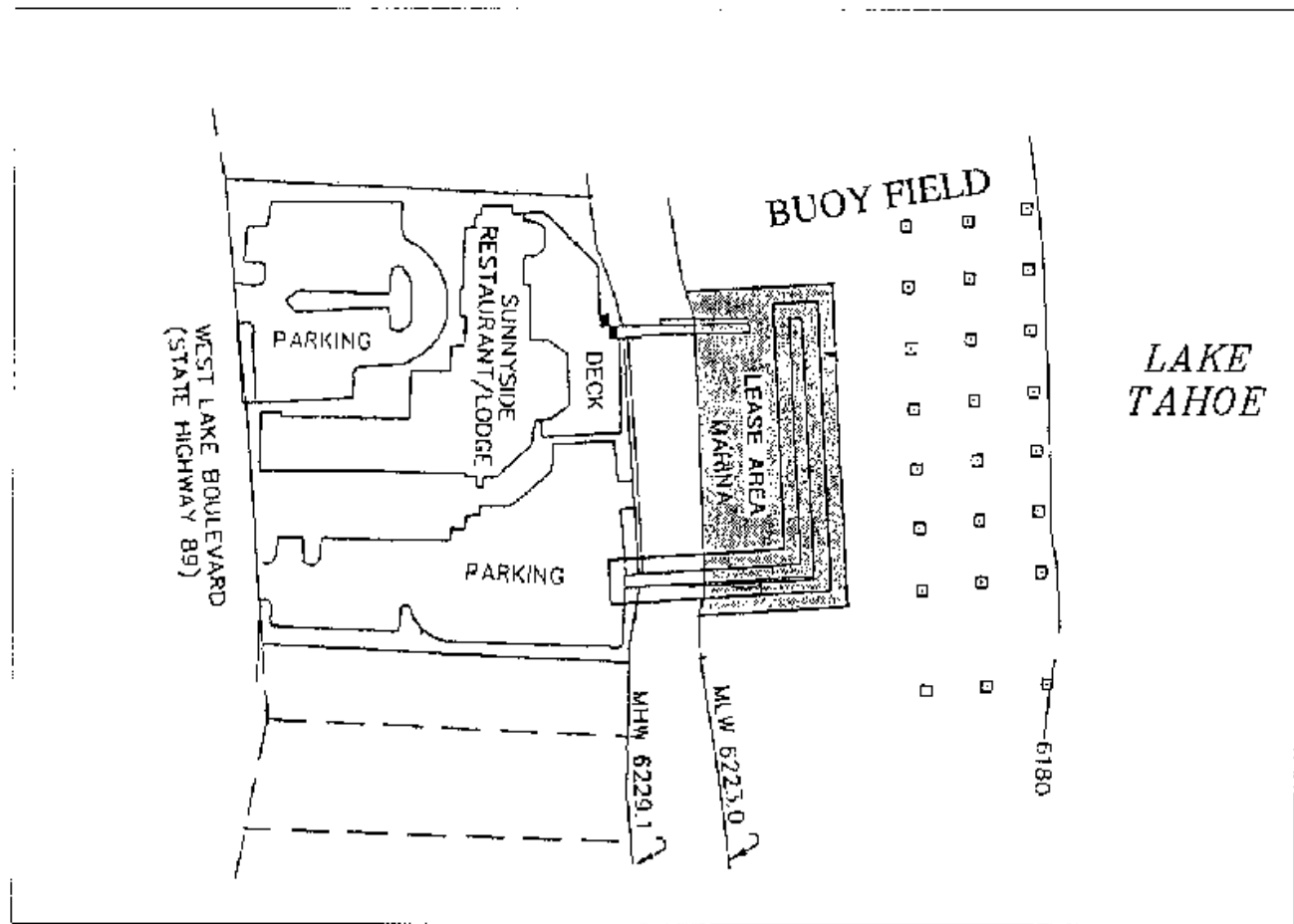
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 5858.1 from \$2,394 per year to \$3,578 per year, effective July 1, 2015.

NO SCALE

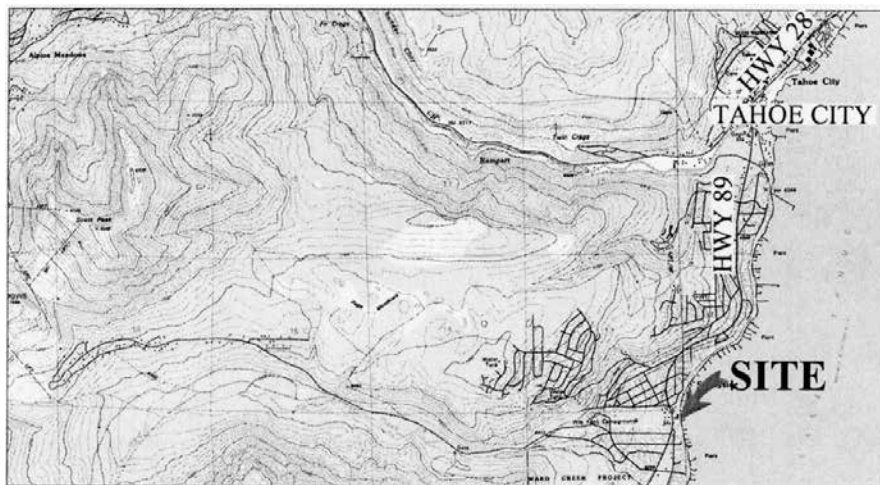
SITE



1890 West Lake Blvd., Tahoe City

NO SCALE

LOCATION

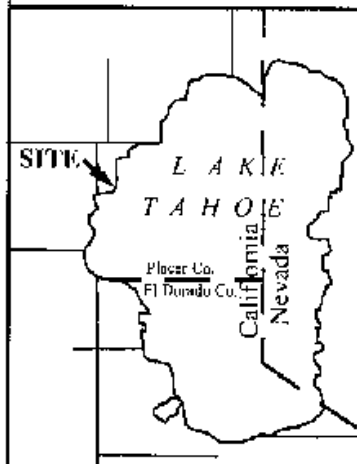


MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit A

PRC 5858.1
APN 084-140-028
TAHOE SUNNYSIDE
GENERAL LEASE
COMMERCIAL USE
PLACER COUNTY



MIF 1203/08